



**CITY OF SUNNYVALE  
REPORT  
Planning Commission**

**November 24, 2003**

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**SUBJECT:** 2003-0536 - **Classic Communities** [Applicant] **Koreski Family Trust** [Owner]: Application for 125,000 square foot site located at **637 East Arques Avenue** in a MS/ITR/R-3 (Industrial & Service/Industrial to Residential/Medium Density Residential) Zoning District (APN: 205-30-008, 205-30-005):

Motion                      Special Development Permit to construct 54 town homes.

Motion                      Tentative Map to subdivide two lots into 54 lots and one common lot.

**REPORT IN BRIEF**

**Existing Site Conditions**                      Two single story industrial buildings.

**Surrounding Land Uses**

North                      Industrial and manufacturing uses

South                      Multi-family residential and warehouse storage

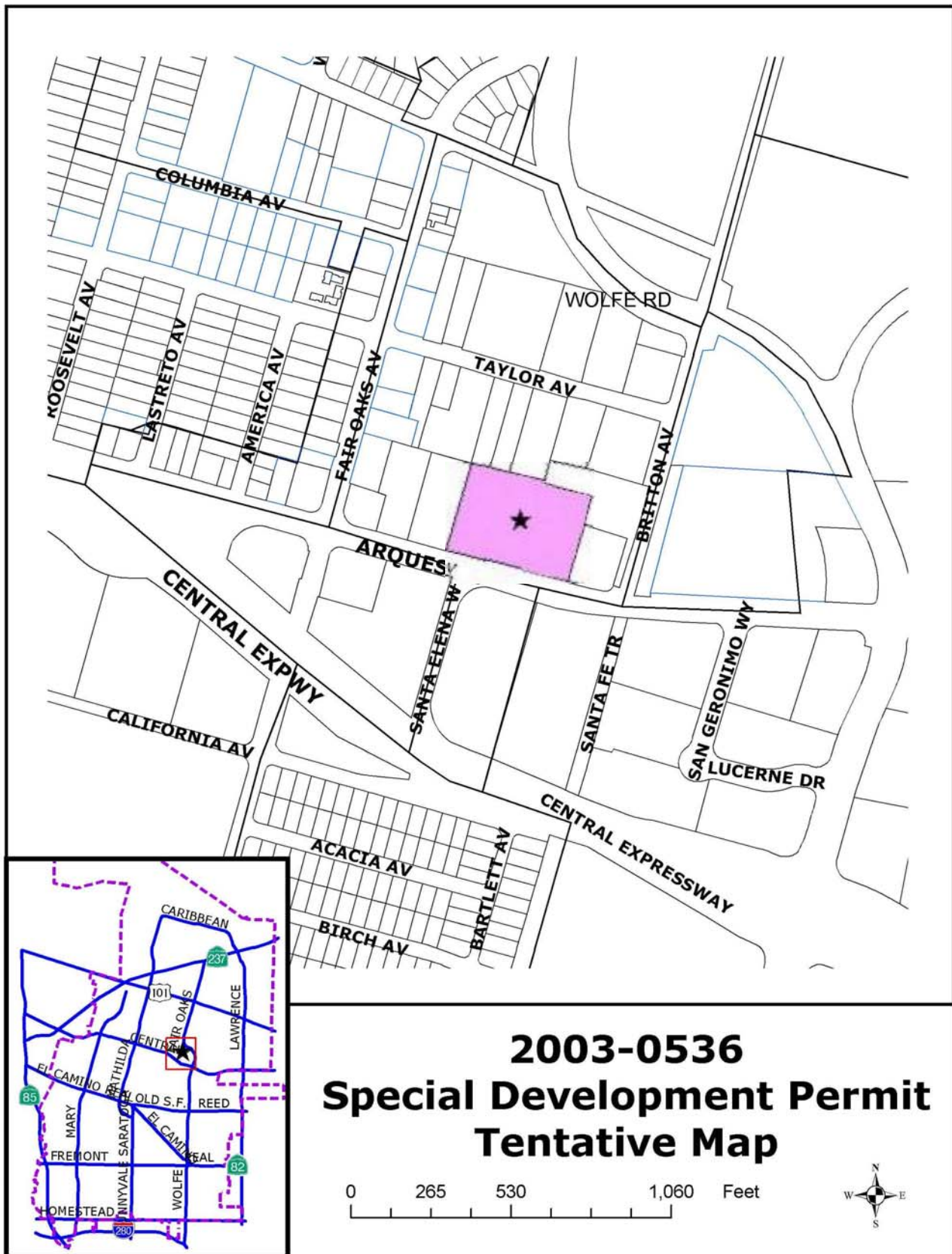
East                      Industrial and manufacturing uses

West                      Industrial warehouse storage

**Issues**                      Compatibility of the proposed townhomes with the surrounding uses.

**Environmental Status**                      A Negative Declaration has been prepared in compliance with California Environmental Quality Act provisions and City Guidelines.

**Staff Recommendation**                      Approval with conditions



**PROJECT DATA TABLE**

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>	<b><u>REQUIRED/ PERMITTED</u></b>
<b>General Plan</b>	Industrial to Residential Medium Density	Industrial to Residential Medium Density	---
<b>Zoning District</b>	MS-ITR-R3-PD Industrial and Service, Industrial to Residential, Residential Medium Density, Planned Development	Same	---
<b>Lot Size (sq. ft.) ***</b>	125,000 (2.87ac)	Lot Average: 1,576 Common Lot: 39,896	8,000 sq. ft. min
<b>Lot With (ft.) ***</b>	416'	Lot Average: 21' Common Lot : 416'	120'
<b>Lot Coverage (%)</b>	36%	Project Total: 36%	40% max.
<b>Floor Area Ratio (FAR)</b>	36%	Overall Project Total: 87%	No max in Zoning Code
<b>No. of Units</b>	2	54	68 max.
<b>Density (units/acre)</b>	N/A	18.8 du/ac	24 du/ac max.
<b>Meets 75% min?</b>	No	Yes	52 min.
<b>Bedrooms/Unit</b>	N/A	All units 3 bedrooms	N/A
<b>Unit Sizes (s.f.) (including garage)</b>	45,000 sq. ft.	Project Total: 108,732 Plan 1: 1,896 Plan 2: 1,969 Plan 3a: 2,005 Plan 3b: 2,013 Plan 3c: 2,032 Plan 3d: 2,042 Plan 4a: 2,076 Plan 4b: 2,115	N/A
<b>No. of Bldgs. On-Site</b>	2	54	---
<b>Building Height (ft.) ***</b>	16'	Building 1: 35'3" Building 2: 34'9"	30' max.

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>	<b><u>REQUIRED/ PERMITTED</u></b>
		Building 3: 32'10" Building 4: 32'10"	
<b>No. of Stories ***</b>	1	3	2 max.
<b>Setbacks (facing prop.)</b>			
• <b>Front (First floor) *** (Second floor) ***</b>	30' 30'	Project: 19' avg. Project: 19' avg.	20' min. 20' min.
• <b>Left Side (First floor) (Second floor)</b>	20' 20'	Project: 12' Project: 12'	6' min. 12' min.
• <b>Right Side (First floor) (Second floor)</b>	45' 45'	Project: 12' Project: 12'	6' min. 12' min.
• <b>Rear (First floor) *** (Second floor) ***</b>	25'	Project: 15' Project: 15'	20' min. 20' min.
<b>Landscaping (sq. ft.)</b>			
• <b>Total Landscaping</b>	8,000	41,096 (33%)	25,000 (20%) min.
• <b>Landscaping (s.f.) / Unit</b>	4,000/unit	761 sq. ft. / unit	425 sq. ft. /unit.
• <b>Usable Open Space/Unit</b>	8,000 s.f.	481 sq. ft. / unit	400 sq. ft. /unit
<b>Parking</b>			
• <b>Total No. of Spaces</b>	100	137	135 min.
• <b>No. of Covered Spaces</b>	0	108	108 min.
• <b>Driveway Aisle Width (ft.)</b>	10'	20'	20' min.

\*\*\* Indicates deviations from Zoning Code.

## **ANALYSIS**

### **Background**

**Previous Actions on the Site:** The following table summarizes previous planning applications related to the subject site:

<b>File Number</b>	<b>Brief Description</b>	<b>Hearing/Decision</b>	<b>Date</b>
1995-0254	Permit to allow outside storage	Administrative/ Approved	9/12/1995

A study issue (Futures Study) allowing the development of residential units in areas zoned for industrial use was completed in 1993 to address ongoing housing shortages. As a result of the study, City Council approved a Rezone, which added the Industrial to Residential (ITR) Combining District and the R-3 designation to the existing M-S Zone. The ITR Combining District allows industrial, office, commercial and residential uses to exist within the same zoning district, and allows existing industrial, office and commercial sites to convert to residential use. The R-3 district defines the residential density and development standards.

This application was initially submitted on July 10, 2003. A Planning Commission study session was held on the item on October 13, 2003. At that time, the Planning Commission expressed concern over the following issues: Simple and unadorned architecture; lack of articulation of the building mass; inconsistency in fenestration; usable open space/landscaping requirements; and, the large number of deviations from the municipal code requested. The applicant modified the plans subsequent to this meeting, although the plans were not significantly altered. The following changes were incorporated: increased side yards to meet the minimum required; increased front yards to 19 feet; and, increased the open space/landscaping to meet the minimum required by SMC.

### **Description of Proposed Project**

The applicant is requesting approval of a Tentative Map to subdivide two parcels totaling 2.87 acres, into 55 lots (i.e. 54 lots and one common lot) and a Special Development Permit (SDP) to allow for construction of 54 townhomes in 10 separate buildings. Private streets will extend through the site and provide access to private garages for each unit. The project also includes the demolition of the two existing industrial building at the site.

The following is a summary of the unit types:

<b>Unit Plan</b>	<b>Number of Units</b>	<b>Unit Type</b>	<b>Unit Sizes</b>
1	8	3 bedroom/3.5 bathroom	1,541 living w/ 355 garage = 1,896

2	6	3 bedroom/3.5 bathroom	1,612 living w/ 357 garage = 1,969
3a	6	3 bedroom/2.5 bathroom	1,645 living w/ 360 garage = 2,005
3b	10	3 bedroom/2.5 bathroom	1,653 living w/ 360 garage = 2,013
3c	6	3 bedroom/2.5 bathroom	1,672 living w/ 360 garage = 2,032
3d	6	3 bedroom/2.5 bathroom	1,682 living w/ 360 garage = 2,042
4a	6	3 bedroom/2.5 bathroom	1,716 living w/ 360 garage = 2,076
4b	6	3 bedroom/2.5 bathroom	1,755 living w/ 360 garage = 2,115

The project will include the required 12.5% below market rate (BMR) units pursuant to the Sunnyvale Municipal Code (SMC) Section 19.66.020 (see BMR Conditions of Approval in Attachment 2). The Director of Community Development will determine sales prices at the time of building permit issuance. The proposed breakdown of units includes 47 market rate units and 7 required BMR units.

### **Environmental Review**

A Negative Declaration has been prepared in compliance with the California Environmental Quality Act provisions and City Guidelines. An initial study has determined that the proposed project would not create any significant environmental impacts. (See Attachment 3, Initial Study).

### *Noise*

The City currently has two documents on record relating to noise at this site. The first is the Program Environmental Impact Report that was completed for the ITR Future Sites in 1993. This document analyzed the potential noise impacts of future residential uses in the existing industrial zones and concludes that there would not be a mixed-use noise impact for this future site (Site 6a). The Program EIR also concluded that additional site specific environmental review may be necessary at the time development applications are submitted. The second document on record is the City's Noise Sub-

element, which provides the current and future noise environment in Sunnyvale. The Sub-element shows the noise conditions at specific sites and provides acceptable decibel (dB) levels.

During the course of the City's review of the application, it came to staff's attention that there might be a noise-related environmental impact at the site. This potential impact, resulting from the surrounding industrial businesses and traffic and noise from East Arquez, was not previously identified as significant by the two documents currently on record. Staff, therefore, requested the applicant submit a noise study for this project. The noise study is intended to serve two primary functions; first, to disclose all information relating to possible noise impacts at the site, and second, to determine if Conditions of Approval should be required for the project.

The applicant submitted a noise study prepared by Charles M. Salter Associates, Inc., analyzing the existing exterior noise levels at the site. This additional analysis is included as an addendum to the Negative Declaration in Attachment #3. The study measured the noise levels at the property lines along the East Arquez side as well as along the northern property line adjacent to the industrial businesses. The measurement occurred over a 24-hour period and the results are presented as an average for the day. According to the noise study, noise levels along East Arquez reached 66dB over the 24-hour period. To account for a future traffic increase, 1 dB was added for a total noise level of 67dB. The noise level along the northern property line measured 56dB averaged over the 24-hour period. During this time, the noise level reached 70dB for a short period or single instance seven times during the 24-hour period. The average day noise level was 54dB and the average night noise level was 48dB.

When determining if noise generated from adjacent streets are at acceptable levels for a project, the Noise Sub-element of the General Plan is typically applied to projects. The Sub-element requires that interior noise levels cannot exceed a maximum 24-hour day/night average sound level of 45dB. In this case, the noise level generated from East Arquez reached 67dB; therefore, the traffic noise needs to be attenuated so that the interior noise level is 45dB or less. This attenuation is achieved through standard construction techniques and is included as Condition of Approval #9 for this project in Attachment #2.

When determining if noise generated from adjacent land uses are at acceptable levels for a project, the Noise Sub-element of the General Plan is also typically applied. The Noise Sub-element provides the maximum exterior noise levels allowed for each different type of land use. In determining acceptable noise levels for projects where the land uses are mixed, such as the neighborhood for this project, the Sunnyvale Municipal Code, Title 19 is normally applied. Title

19 provides operational noise levels for commercial and industrial uses adjacent to residential zones.

SMC §19.42.030 states :

- (a) Operational noise shall not exceed 75 dB at any point on the property line of the premises upon which the noise or sound is generated or produced; provided, however, that the noise or sound level shall not exceed 50 dB during nighttime or 60 dB during daytime hours at any point on adjacent residentially zoned property.

Since the average day noise level was 54dB and the average night noise level was 48dB, the surrounding industrial uses area in compliance with the City's noise standards. No additional noise mitigation will be required for the buildings abutting the east, west and northern property lines.

### **Special Development Permit**

**Present Site Conditions:** The project site is comprised of two separate parcels and currently occupied by two industrial buildings; both buildings are proposed for demolition. The building at 637 East Arquez is currently vacant and was previously occupied by a single-tenant research and development/office use (Sunny-Park, LLC). The building at 627 East Arquez is occupied by a light industrial supply business (Equipment and Material, Inc.).

*Streets:* The project site is bound on the south by East Arquez Avenue.

*Adjacent Uses:* The surrounding land uses are a mix of multi-family residential and industrial uses. To the south, across East Arquez, there is a multi-family condominium development and a mini-storage warehouse facility. To the west is another mini-storage warehouse facility. To the east is a contract manufacturing shop, T&M Manufacturing. To the north are various auto body, mechanical, welding and machine shops.

**Use:** The proposed project would convert an existing industrial site to multi-residential use. The townhomes proposed for this project are consistent with the uses allowed for the MS/ITR/R3/PD Zone. The proposed project consists of 54 dwelling units (10 buildings) that are proposed as ownership units. The units will have attached 2-car garages in the partially subterranean first level. The density of the proposed project is 18.8 du/acre (78%), meeting the Housing and Community Revitalization Sub-element goal of providing 75% of the maximum density allowed. The 125,000 sq. ft. project size would allow for up to 68 dwelling units at 24 du/acre. The total FAR for all structures in the project is 87%. In the R-3 Zone there is no maximum FAR limitation. The



majority of housing-types in the East Arquez area are condominiums and townhomes and the proposed FAR is consistent with these developments.

**Site Layout:** The proposed project entails 10 buildings with 54 units. The two most visible buildings from East Arquez are proposed to have the building facades facing towards East Arquez with parking behind the units. The center four buildings will have the front facades facing inward to a pedestrian access area. The four buildings to the rear most of the site will all front an interior private street and have their backs to the adjacent industrial uses.

The proposed development meets the overall project lot coverage standards at 36%, where 40% is the maximum allowed coverage. Individual lots have approximately 57% lot coverages, but deviations from individual lot coverages are common for attached ownership units. The project has a front yard setback of 19 feet where 20 is the minimum and 15 feet were 20 is the minimum rear setback distance allowed. The project meets side yard setback requirements. The proposed front and rear yard setbacks are requested deviations from SMC.

The proposal includes two typical townhome deviations; the lot size and lot width requirements. Staff supports the reduced lot size and lot width of each individual lot in order to facilitate the townhouse development, which would create home ownership opportunities.

**Access:** Vehicular access to the parking garages is via three driveways exiting from East Arquez. The applicant has included two street stub-outs on either side of the site with the intention of linking this project with future residential projects on the adjacent parcels. These future street connections will help to ensure an adequate flow of vehicle and pedestrian traffic between the sites. The main pedestrian entries to the buildings and to the individual units are located along East Arquez and on pedestrian access ways leading between the buildings. Secondary entrances are located in the garage areas. Emergency vehicles will access and turn around using the private streets.

The following Guidelines were considered in analysis of the project site design:

Design Policy or Guideline (Site Layout)	Comments
<b>Site Design A1:</b> New projects shall be compatible with the surrounding development in intensity, setbacks, building forms, material, color and landscaping.	This project is consistent with the surrounding zoning of this future site, although the current land uses are not consistent with one another. Future land uses in this area will all be medium density residential uses.

<b>Site Design B9:</b> Residential projects may have a primarily internal orientation for privacy, providing that the site is visually linked with its surroundings by appropriate use of landscaping and building siting.	The proposed project offers internal circulation through private driveways with the buildings fronting East Arquez oriented towards the street. The project also offers future vehicle and pedestrian connections internally to the site.
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**Architecture:** The project utilizes a style of architecture reminiscent of a Craftsman style, with gable roofs and eave overhangs throughout the proposal. The units are all three stories and have exterior material consisting primarily of wood siding. The two center units have wood siding also with stone veneer bases around the garage floor level. Wood columns and window popouts also add visual interest to the facade of the structures. There is a good use of architectural detailing and building articulation breaking up wall planes on buildings #1 and #2, which are the rear most buildings on the site. Buildings #3 and #4, which are the front most buildings, lack this same architectural detailing and articulation of wall mass.

At the study session, the Planning Commission expressed concerns with the proposed project regarding the rooflines, simple and unadorned architecture, lack of articulation of the building mass, inconsistency in fenestration, usable open space/landscaping requirements, and the number of deviations from the municipal code requested. Subsequent to this meeting, the applicant submitted redesigned plans to address some of these concerns. The redesigned plans were not significantly altered but included the following changes: increased side yards to meet the minimum, increased front yards to 19 feet, and increased the open space/landscaping to meet the minimum required by SMC.

Staff believes that these changes have begun to address the Planning Commission's concerns but also believes that further changes should be required to help the project achieve a higher quality of design. Staff recommends the following Conditions of Approval subject to the review and approval of the Community Development Director:

- The applicant shall incorporate additional elements into the architecture similar to buildings #1 and #2 so that all the buildings are consistent in design and have the same architectural detailing,
- The applicant shall increase the articulation of the exterior walls for buildings #3 and #4.

Staff believes that these changes will help the project to reflect a greater excellence in architecture. These suggested changes have been included as Conditions of Approval #10 and #11.

The maximum height of the buildings are as follows: Building 1: 35'3" (rear), Building 2: 34'9" (rear), Building 3: 32'10" (left-middle), and Building 4: 32'10" (right-middle and front). The proposed building height, as well as the proposed three stories, both constitutes a deviation from the maximum building height of 30'.

Building height deviations are not uncommon in R-3 Zoning District townhome developments, as it is otherwise difficult to meet the minimum density requirement of 75% and provide required parking, open space and site circulation in a two story structure; particularly when townhouse style development includes 2-car garages. The proposed Pulte Homes on Karlstad Drive at Tasman and "The Gardens" (located at California Avenue and La Mesa Terrace) are examples of a somewhat similar ownership project where three story structures are constructed on raised topography.

The following Guidelines were considered in the analysis of the project architecture:

<b>Design Policy or Guideline (Architecture)</b>	<b>Comments</b>
<b>Architecture C1:</b> Maintain diversity and individuality in style but be compatible with the character of the neighborhood.	The proposed project will be constructed of a design, materials, and at a residential scale that is acceptable with the rest of the neighborhood and adjacent development. It is the first residential project in this area since the Future Sites designation in 1993.
<b>Architecture C2:</b> In areas where no prevailing architectural style exists, maintain the general neighborhood character by the use of similar scale, forms, and materials providing that it enhances the neighborhood.	The proposed project, with the recommended Conditions of Approval, maintains the character of the zoning district in terms of architectural styling as well as enhancing the neighborhood of existing industrial and multi-family residential buildings.

<b>Architecture C9:</b> Include decorative building elements in the design of all buildings. Add more interest to buildings by incorporating changes in wall plane and height, etc.	The Craftsman style architecture of the proposed buildings has a number of design elements that create a high-quality product, although there could be an increase in the architectural detailing, as recommended in the Conditions of Approval. Staff recommends Conditions of Approval that would require additional design features to be incorporated into the final design.
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**Landscaping:** Residential uses within the R-3 Zoning District are required to provide a minimum of 400 sq. ft. of usable open space and 425 sq. ft. of total landscaping per unit. The proposed project meets both the required usable open space and required landscaping. The following table summarizes the required usable open space:

<b>Unit Plan Type</b>	<b>Number of Units</b>	<b>Usable Open Space sq. ft.</b>	<b>Total Usable Open Space sq. ft. per Plan Type</b>
<b>Plan 1</b>	6	651	3906
<b>Plan 1</b>	2	573	1146
<b>Plan 2</b>	2	569	1138
<b>Plan 2</b>	2	708	1416
<b>Plan 4a</b>	2	361	722
<b>Plan 4a</b>	2	739	1478
<b>Plan 4b</b>	2	353	706
<b>Plan 4b</b>	2	705	1410
<b>Plan 3a</b>	18	315	5670
<b>Plan 2</b>	2	1186	2372
<b>Plan 3</b>	10	415	4150
<b>Plan 4</b>	2	453	906
<b>Plan 4b</b>	1	475	475
<b>Plan 4b</b>	1	513	513
<b>Total</b>	<b>54</b>		<b>26008</b>
<b>Average</b>			<b>480 /unit</b>

The project provides 41,096 sq. ft. of total landscaping or 761 sq. ft. per unit.

A final tree protection and landscaping/irrigation plan with types, quantities and sizes of trees and shrubs is required before issuance of a building permit (See Condition of Approval #24). The applicant has submitted a preliminary Tree and Landscaping plan that indicates a preliminary proposal for trees and other vegetation (Attachment #4). The project includes the installation of over 100 trees varying in species from Ornamental Pears near the center of the site, to Coastal Redwoods near the property lines.

Sunnyvale Municipal Code 19.38.070 requires that a fifteen foot landscaped frontage be provided on site. This area may include sidewalks and be crossed by access drives and parking areas. The project meets this requirement in the front yard area.

The following Guidelines were considered in analysis of the project landscaping:

<b>Design Policy or Guideline (Landscape)</b>	<b>Comments</b>
<b>Guiding Policy:</b> Landscaping shall be used to enhance sites and buildings, control climate and noise, create transition between adjacent uses, unify various site components, and define and separate functions and activities.	With the proposed landscaping enhancements, the project will comply with this policy.
<b>Landscaping A4:</b> Properly landscape all areas not covered by structures, driveways, and parking.	The site meets the total landscaping requirement for each unit and will provide over 100 new trees throughout the site. The project will meet the usable open space requirement.

#### **Parking/Circulation:**

Two-way aisles, a minimum of 20 feet in width, loop through the interior of the project site providing convenient access to parking and efficient circulation around the site. The shared driveways will provide pedestrian access from the street to the rear units. The concrete auto court and driveway has brick paving accents, which help slow down traffic as well as reduce the amount of heat radiating from the surface. The driveway area complies with Zoning Code requirements for aisle width and backup distance. Entrances to the site would be provided off of East Arquez.

The project complies with the Zoning Code's minimum required parking standards by providing 2 covered spaces per unit for a total of 108 spaces and 27 surface parking guest spaces (1/2 space per unit). The applicant has provided 29 guest spaces for a total of 137 on-site spaces. Each unit will have direct access from the living area of the individual unit into its attached garage. Staff has included Condition of Approval #31 requiring that 27 of the 29 surface spaces shall be maintained as visitor spaces and shall be properly designated with signs or parking stall stenciling.

The applicant is proposing tandem parking for eight units in the complex. These units are all Plan #1 and are in Buildings #1 and #2 to the rear of the site. SMC Title 19 §19.46.050 does not allow for tandem parking. SMC requires all two-car garages to have 400 sq. ft. of open area and a minimum dimension of 17x18 ft. The tandem garages also do not meet the required 400 sq. ft. with only 355 sq. ft. Staff is recommending a condition of approval (Condition of Approval #13) for the applicant to redesign these eight units to accommodate side by side parking in the covered garages with the minimum required dimensions.

The current site plan does not show proposed bicycle storage. Condition of Approval #12 requires that bicycle parking be provided on site per VTA standards.

The following Guidelines were considered in analysis of the project parking and circulation:

<b>Design Policy or Guideline (Parking/Circulation)</b>	<b>Comments</b>
<b>Guiding Policy:</b> Project site shall be conveniently accessible to both pedestrians and automobiles. Sufficient off-street parking shall be provided for every project. On-site circulation patterns shall be designed to adequately accommodate traffic. Potential negative impacts of parking areas on adjacent uses shall be minimized and mitigated.	Adequate parking and on-site vehicle and pedestrian circulation have been provided for the proposed use and, as conditioned, the project complies with the Zoning Code parking requirements.

**Trash Enclosure:** Sunnyvale Municipal Code 19.38.030 states that multi-family uses require a centralized trash and recycling enclosure for the site. Due to the configuration of the proposed site, staff believes that one or two centralized trash enclosures are not appropriate for this site. A centralized trash enclosure at the front or rear of the site may create aesthetic concerns since it will be visible from the street. Staff believes that a more appropriate

means of trash collection is for all solid waste and recycling containers to be stored in individual garages and then placed out in the private drive area for collection. A storage area in each garage area has been added to the proposed plans.

**Easements/Undergrounding:** Undergrounding: All utilities and service-drops will be placed underground.

### **Tentative Map**

**General:** The proposed project requires a Tentative Map to subdivide two parcels totaling 2.87 acres into 55 lots (i.e. 54 lots and one common lot). The lots will have an average size of 1,576 sq. ft. The proposed parcels do not meet the required minimum lot size (8,000 sq. ft.) or the established frontage requirement (120 ft.) for parcels in the R-3 Zoning District; however, the proposed parcel sizes and configuration may be permitted through the PD Zoning designation. The lot sizes and configurations are consistent with similar townhouse developments found throughout Sunnyvale and are necessary to support the typical townhouse development pattern; therefore, staff supports the requested deviations in minimum lot size and street frontage dimensions.

**Access:** All lots will obtain vehicular access from the two driveways leading from East Arquez. Utilities will also be placed underground in the common lot via a public utilities easement. Staff is recommending, as a Condition of Approval, that a maintenance agreement for the private streets shall be recorded with the Tentative Map.

### **Compliance with Development Standards**

Requested Deviations	Justifications
<ul style="list-style-type: none"> <li>• Average lot size of 1,576 where 8,000 is required</li> <li>• A minimum lot width of 21' where 120' is required</li> <li>• Front yard setback of 19' where 20' is required</li> <li>• Rear yard setback of 15' where 20' is required</li> <li>• Building heights of up to 35'3" where 30' is the maximum allowed</li> <li>• Tandem parking where</li> </ul>	<ul style="list-style-type: none"> <li>• Recognizes that adjacent parcels are already developed and preclude parcel assemblage</li> <li>• Provides ownership opportunities creating 54 new units</li> <li>• Project mimics and complements development pattern in the neighborhood</li> <li>• Site Layout allows for efficient circulation/parking</li> <li>• A condition of approval has been added that will require the applicant</li> </ul>

minimum dimensions for covered parking is 17'x18' <ul style="list-style-type: none"> <li>• Three stories where only 2 are allowed</li> <li>• All parcels must have public street frontages</li> </ul>	to redesign a portion of the project to meet the minimum parking requirements <ul style="list-style-type: none"> <li>• This project provides 1.5 times the minimum landscape required</li> </ul>
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Staff believes that this project provides a higher level of architectural quality, with the recommended Conditions of Approval, increased average open space and landscaping per unit, a compatible residential use with the surrounding uses and additional ownership opportunities that would not be available if the project were required to comply with the standards noted. Staff finds adequate justification to approve the requested deviations with the Conditions of Approval.

### **Expected Impact on the Surroundings**

The proposed project will lead to an increase in the intensity of use of the site, but no significant traffic or noise impacts are expected as a result of the project. The main impact will be visual, as 3-story structures will change the look of the site from the street and from the surrounding properties. The applicant has worked with staff to address the project's compatibility with the existing neighborhood and staff finds that the proposal will not create a compatibility issue in the neighborhood. Staff also finds the architectural style suitable for the surrounding neighborhood.

### **Findings, General Plan Goals and Conditions of Approval**

Staff was able to make the required Findings based on the justifications for the Special Development Permit and Tentative Map.

- Findings and General Plan Goals are located in Attachment 1.
- Conditions of Approval are located in Attachment 2.

### **Fiscal Impact**

No fiscal impacts other than normal fees and taxes are expected.



**Public Contact**

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<b>Notice of Negative Declaration and Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"><li>• Published in the <i>Sun</i> newspaper</li><li>• Posted on the site</li><li>• Mailed to the property owners and tenants within 300 ft. of the project site</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City of Sunnyvale's Website</li><li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City's official notice bulletin board</li><li>• City of Sunnyvale's Website</li><li>• Recorded for SunDial</li></ul>

The applicant hosted a community meeting for residents, business and property owners in the surrounding area. At this meeting three property owners and one City staff member were present. The property owners had concerns about a residential use adjacent to their existing businesses. Specifically, they were concerned that the City would receive complaints from those residents in the future and they would have their current business operations curtailed as a result.

**Alternatives**

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1. Adopt the Negative Declaration and approve the Special Development Permit and Tentative Map with the attached conditions.
2. Adopt the Negative Declaration and approve the Special Development Permit and Tentative Map with modified conditions.
3. Adopt the Negative Declaration and deny the Special Development Permit and Tentative Map.
4. Do not adopt the Negative Declaration and direct staff as to where additional environmental analysis is required.

**Recommendation**

Recommend Alternative 1 to the City Council.

Prepared by:

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Steve Lynch  
Project Planner

Reviewed by:

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Fred Bell  
Principal Planner

Reviewed by:

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Trudi Ryan  
Planning Officer

Attachments:

1. Findings
2. Conditions of Approval
3. Negative Declaration/Initial Study/Addendum
4. Development Plans

**Findings - Special Development Permit**

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The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project in that the proposed project provides 54 new housing units and eases the City's jobs/housing imbalance. The project also contributes to the need for affordable housing as defined in *the Housing and Community Revitalization Sub-Element* of the General Plan by providing 7 below market rate ownership units.

**Housing and Community Revitalization**

**Policy A.1:** *Continue to improve, if feasible, the existing jobs to housing ratio.*

**Action Statement A.4.a:** *The City shall require all new developments to build at least 75% of permitted density.*

**Policy C.1:** *Continue efforts to balance the need for additional housing with other community values, such as preserving the character of established neighborhoods, high quality design, and promoting a sense of identity in each neighborhood.*

**Goal D:** *Maintain diversity in tenure, type, size and location of housing to permit a range of individual choices for all current residents and those expected to become city residents.*

**Land Use and Transportation Element**

**Policy C2.2:** *Encourage the development of ownership housing to maintain a majority of housing in the City for ownership choice.*

**Policy B.4:** *Ensure that new development and rehabilitation efforts promote quality design and harmonize with existing neighborhood surroundings.*

**Action Statement N1.2.2:** *Utilize adopted City design guidelines to achieve compatible architecture and scale for renovation and new development in Sunnyvale neighborhoods.*

**Action Statement N1.4.1:** *Require infill development to complement the character of the residential neighborhood.*

**Action Statement N1.4.2:** *Site higher density residential development in areas to provide transitions between dissimilar neighborhoods and where impacts on adjacent land uses and transportation system are minimal.*

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of adjacent properties, as the proposed architecture meets the City-Wide Design Guidelines, will be a benefit to the neighborhood and is compatible with the existing zoning on the surrounding parcels.

### **Findings - Tentative Map**

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The City Council, Planning Commission, or Director of Community Development shall deny the Tentative Map if it makes any of the following findings:

- A. That the subdivision is not consistent with the General Plan.
- B. That the design or improvement of the proposed subdivision is not consistent with the General Plan.
- C. That the site is not physically suitable for the proposed type of development.
- D. That the site is not physically suitable for the proposed density of development.
- E. That the design of the subdivision or proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- G. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
- H. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code.

The subdivision, together with the provisions for its design and improvements, is consistent with the objectives, policies, general land uses and programs of the General Plan. The project, in conjunction with an approved Special Development Permit, meets the overall density allowed in the Zone and supports a land use that is compatible with the surrounding neighborhood. The project also meets the goals and policies of the General Plan, as enumerated above.

### **Conditions of Approval - Special Development Permit**

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In addition, to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

1. Execute a Special Development Permit document prior to issuance of the building permit.
2. Reproduce the Conditions of Approval on the plans submitted for building permits.
3. If not exercised, this Special Development Permit shall expire two years after the date of approval by the final review authority.
4. The Final Map must be approved prior to issuance of the building permit.
5. This Special Development Permit is valid only in accordance with the approved plans. Any major use, site or architectural modifications shall be treated as an amendment to the original approval, and shall be subject to approval at the public hearing before the Planning Commission. Minor modifications may be approved by the Director of Community Development. Specific Deviations allowed with this Special Development Permit are as follows:
  - A. Average lot size of 1,576 where 8,000 is required
  - B. A minimum lot width of 21' where 120' is required
  - C. Front yard setback of 19' where 20' is required
  - D. Rear yard setback of 15' where 20' is required
  - E. Building heights of up to 35'3" where 30' is the maximum allowed
  - F. Tandem parking where minimum dimensions for covered parking is 17'x18'
  - G. Three stories where only 2 are allowed
  - H. All parcels must have public street frontages
6. Prior to the issuance of a grading permit a "Blueprint for a Clean Bay" shall be submitted and approved by the City.
7. The development of the site is subject to Stormwater Pollution Prevention's Best Management Practices (BMPs) and shall be incorporated into its design to the extent feasible.

8. An Impervious Surface Data Calculation worksheet is required to be completed and submitted for the California Regional Water Quality Control Board prior to issuance of a Building Permit.
9. Prior to the issuance of a Building Permit the project shall be redesigned so that the interior noise levels along East Arquez would not exceed 45dB, using the following construction techniques:
  - The building shells for lots 1-14 shall achieve a minimum Sound Transmission Class (STC) rating of 31 to 33.
  - The windows for lots 1-14, 15, and 27 shall achieve a minimum Sound Transmission Class (STC) rating of 27 to 29.
10. Prior to the issuance of a Building Permit the project shall be redesigned to incorporate additional elements into the architecture similar to buildings #1 and #2 so that all the buildings are consistent in design and have the same architectural detailing, subject to the review and approval of the Community Development Director,
11. Prior to the issuance of a Building Permit the project shall be redesigned to incorporate an increase of the articulation of the exterior walls for buildings #3 and #4, subject to the review and approval of the Community Development Director,
12. Lockable storage for bicycle parking must be provided in accordance with VTA guidelines. Bicycle parking must be provided in the amount of one secured bicycle parking space per fifteen dwelling units.
13. Prior to the issuance of a Building Permit the applicant to redesign these eight units to accommodate side by side parking in the covered garages with the minimum required dimensions (17'x18').

### **Utilities**

14. Any transformer placed between the face of the building and the street shall be placed in an underground vault. At any other location, the transformer shall be screened as approved by the Director of Community Development.
15. All proposed mechanical equipment shall be screened to the height of the equipment in accordance with plans approved by the Director of Community Development.

16. All existing boundary lines and proposed overhead service drops shall be undergrounded from the building to the nearest off-site pole prior to occupancy.

### **Homeowners Association**

17. A copy of the recorded CC&Rs shall be submitted to the Planning Division prior to the issuance of the building permit. The CC&Rs shall include:
  - A. The Conditions of Approval of this Special Development Permit.
  - B. Provisions for short and long term maintenance of all common lots, landscaping areas, recreational areas, parking, driveways, and utility connections.
  - C. All curbs along the projects private street and driveways be signed as "no parking" and marked as a red curb.
  - D. Provisions for a homeowners association.
  - E. Membership in and support of a homeowners association shall be mandatory for all property owners within the development. The homeowners association shall control all common faculties and shall obtain approval from the Director of Community Development prior to any modifications of the CC&Rs pertaining to or specifying the City or City requirements.

### **Building Design**

18. Submit exterior materials and colors for review and approval by the Director of Community Development prior to issuance of a Building Permit.
19. Roofing materials (50 year roof minimum) and colors shall be approved by the Director of Community Development prior to issuance of the Building Permit.

### **Below Market Rate Units**

20. The project will provide a total of 7 for purchase below market rate units. Sales prices will be determined by the Director of Community Development at the time of building permit issuance in accordance with adopted codes.
21. Prior to the issuance of an occupancy permit for any part or phase of the development, developer shall execute and record certain "Resale Controls" in a form approved by the City Attorney which shall affect title to the designated BMR units (7 units). Such resale controls shall be designed and intended to bind successors in interest, running with the land for the period of 30 years from the date of recordation thereof. Receipt by the Director of Community Development or his designee of proof of recordation

of the resale controls shall be a condition precedent to issuance of a permit to occupy the development.

22. Conditions applying to any ownership units:

- A. The original sales price of ownership BMR units shall comply with sales prices established by City Council.
- B. Developer shall offer said BMR units for sale only to persons qualified under the terms of Sunnyvale Municipal Code Chapter 19.66, as amended. Offers shall be in writing and shall be held open for no less than 90 days.
- C. Following acceptance of an offer of sale, developer shall execute all necessary sales documents, and shall use its best efforts to complete each sale transaction.

23. In the event that any BMR unit or portion thereof is destroyed by fire or other cause, all insurance proceeds there from shall be used to rebuild such units, or, in the alternative, shall be used to repay any encumbrance on such units, and the balance, if any, shall be distributed to the City of Sunnyvale. Grantee hereby covenants to cause the City of Sunnyvale to be named an additional insured party to all fire and casualty insurance policies pertaining to said assisted units.

**Landscaping and Site Plans**

24. Landscape and irrigation plans shall be submitted for review and approval by the Director of Community Development prior to the issuance of a Building Permit. Landscaping and irrigation shall be installed prior to occupancy. The Landscape Plan shall include the following elements:

- A. A tree protection plan shall be submitted for any existing trees on the site or adjacent right-of-way. Where possible, trees shall be protected and saved. Provide an inventory and valuation of any trees proposed to be removed prior to issuance of building permits.
- B. Any protected trees, (as defined in SMC Section 19.94) approved for removal, shall be replaced with a specimen tree as approved by the Director of Community Development.
- C. Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration, and minimize the use of fertilizers and pesticides that can contribute to water pollution.
- D. Where feasible, landscaping shall be designed and operated to treat stormwater runoff by incorporating elements that collect, detain, and infiltrate runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified.



- E. Pest-resistant landscaping plants shall be considered for use throughout the landscaped area, especially along any hardscaped area.
  - F. Existing native trees, shrubs, and ground cover shall be retained and incorporated into the landscape plan to the maximum extent possible.
  - G. Ground cover shall be planted so as to ensure full coverage eighteen months after installation.
  - H. All areas not required for parking, driveways or structures shall be landscaped.
25. All mason wall design and colors shall be approved by the Director of Community Development prior to issuance of the building permit. Wherever the grade differential is one foot or higher, a concrete or masonry retaining wall shall be installed and the design and colors shall be approved by the Director of Community Development prior to issuance of the building permit.
26. Submit details and specifications of all exterior lighting to be used on each house or in the front yards for review and approval by the Director of Community Development. Lighting plan should include:
- A. Sodium vapor (of illumination with an equivalent energy savings).
  - B. Pole heights to be uniform and compatible with the areas, including the adjacent residential areas. Light standards shall be of pedestrian scale and not be greater than 8 feet in height on the periphery of the project.
  - C. Provide photocells for on/off control of all security and area lights.
  - D. Lights shall have shields to prevent glare onto adjacent residential properties.
27. Submit a decorative paving plan for the driveways and the interior street, indicating details of materials, patterns, and colors for review and approval by the Director of Community Development.

**Parking/Access**

28. An easement for emergency access shall be granted to the city over the entire area of the interior street.
29. Property owners shall maintain at all times, the garage spaces for the parking of vehicles.
30. All uncovered parking spaces shall be labeled "Guest Parking" as approved by the Director of Community Development.

31. All curbs along the private street and driveway be designated as "no parking" and marked as a red curb.
32. Unenclosed storage of any vehicle longer than 18 feet intended for recreation purposes shall be prohibited on the premises.
33. All recycling and solid waste shall be confined to approved receptacles and enclosed in the garages.

### **Conditions of Approval - Tentative Map**

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#### **A. Planning Division**

1. The Tentative Map shall be valid for a period of two years, measured from the date of approval by the final review authority.
2. The Tentative Map shall be applicable only in conjunction with a valid Special Development Permit.
3. Building Permits for the lot or lots within a recorded Final Map may be issued only in accordance with a valid Special Development Permit.
4. Any proposed Deeds, Covenants, restrictions and By-Laws relating to the subdivision shall be submitted for review and approval by the Director of Community Development and the City Attorney.
5. At the expense of the subdivider, City forces shall install such street trees as may be required by the Public Works Department.
6. Prior to final approval of the Final Map by the Director of Public Works, the "In-Lieu Park Dedication Fee" of \$6,738.19 per lot shall be paid in accordance with MCS 18.10.
7. Prior to issuance of a Building Permit, "Traffic Impact Dedication Fees" shall be paid.

#### **B. Building Safety Division**

1. Obtain Grading Permits as required (MCS 16.12.010).
2. Provide soils report prepared by a licensed soils laboratory (Res. 193-76).
3. Seal and cap all septic tanks and irrigation systems in accordance with Building Safety regulations.

**C. Public Works**

1. This project is subject to, and contingent upon, the recordation of a Tract Map. Said Tract Map shall have adequate reservations of public and/or private utility, ingress/egress easements and/or abandonment of existing easements to the satisfaction of the Public Works Director. Tract Map shall be recorded prior to any permit issuance.
2. The developer shall execute a Subdivision Agreement and post surety bond(s) in a form acceptable to the City and/or cash deposit(s), guaranteeing completion for all proposed public improvements, prior to Map recordation.
3. The developer shall pay all Public Works development fees associated with the project, including but not limited to, utility frontage and/or connection fees and off-site improvement plan check and inspection fees, prior to any permit issuance.
4. The interior private access road and the parking area shall be designated as a letter lot on the Tract Map.
5. Sanitary sewer lines on private access road serving 2 dwelling units or more shall be designated as public sewer system and be maintained by the City with appropriate easement dedicated to the City on the Tract Map.
6. All utility companies (for non-City owned utilities) shall be contacted to establish appropriate easements to provide services to each dwelling unit.
7. The developer is required to pay for all changes or modifications to existing city utilities, streets and other public utilities within or adjacent to the project site caused by the development.
8. The developer shall have provisions in the "Conditions, Covenants, and Restrictions (CC&Rs)" for the perpetual maintenance of the landscaping, private access road, common lot, private easements, private utilities, etc. to the satisfaction of the City. Said covenant shall also prohibit homeowners from modifying drainage facilities and/or flow patterns of their lots without first obtaining permission from the City. CC&Rs shall be recorded concurrently with the Tract Map.
9. The submittal, approval, and recordation of a subdivision map shall be in accordance with the provisions of the State Subdivision Map Act and the City's subdivision ordinance (Title 18).

10. Install all public improvements (curb & gutter, sidewalks, driveway approaches, curb ramps, street pavements, utility extensions and connections, meters/vaults, trees and landscaping, traffic control signs, striping, street lights, etc.) prior to occupancy as required by the Director of Public Works.
11. All public improvements shall be per City standards unless otherwise approved by the Director of Public Works.
12. Any existing deficient public improvements, including but not limited to the realignment of the curb and gutter and sidewalk shall be upgraded to the satisfaction of the Director of Public Works.
13. Unused driveway approaches shall be replaced with standard curb, gutters and sidewalk.
14. This project requires connection to all City utilities or private utilities operating under a City franchise which provide adequate levels of service.
15. The developer/owner is responsible for research on private utility lines (PG & E, telephone, cable, irrigation, etc.) to ensure there are no conflicts with the project.
16. All existing utility lines and/or their appurtenances not serving the project and/or have conflicts with the project, shall be capped, abandoned, removed, relocated and/or disposed to the satisfaction of the City.
17. All utility plans (PG & E, telephone, cable TV, fiber optic, etc.) shall be submitted to the Public Works Department for review and approval prior to the issuance of any permits for utility work within public right-of-way or public utility easements.
18. All proposed drainage system on private access road shall be privately owned and maintained unless otherwise approved by the City as public system(s). The fire and domestic water systems shall be privately owned and maintained beyond the meter.
19. All lots shall be served by utilities, allowing each lot to function separately from one another.
20. Individual water services and meters shall be provided to each lot.
21. All City utilities shall be installed outside any driveway approaches.

22. A hydrology/hydraulics analysis is required during the plan check process and the stormwater discharged into the City system shall be to the satisfaction of the Public Works Director prior to issuance of any permits.
23. Each lot shall drain to the street or other approved drainage facility. Cross lot drainage shall be minimized.
24. Adequate drainage/erosion control shall be provided at all times during the construction.
25. Any landscaping proposed within a public utility easement is subject to approval by the Director of Public Works and Director of Community Development.
26. All landscape and irrigation systems, located in the park strip areas shall be connected to the water system metered to the property owner.
27. An "Occupancy Permit" shall be required for all private facilities (such as signs, walls, lighting, landscaping, curbs, parking facilities, etc.) located within the public right-of-way, to the satisfaction of the Director of Public Works and the Director of Community Development.
28. Obtain an encroachment permit for all public improvements.
29. Comply with insurance requirements prior to commencing work in the public right-of-way.
30. Public improvement plans shall be prepared on 24"x36", 4 mil mylars and submitted as a complete package. A complete package includes street, sewer, water, drainage, off-site landscaping and any appropriate reports and back up documents. Incomplete submittals shall be rejected.
31. Record drawings (including street, sewer, water, storm drain and off-site landscaping plans) shall be submitted prior to occupancy release.

**D. Fire Prevention**

1. Comply with the Sunnyvale Fire Prevention Code (MC 2099-84; Title 19 of Calif. Admin. Code Sec. 1.12(l); UFC 1982 Edition).
2. The water supply for fire protection and fire fighting systems shall be installed and operational prior to any combustible construction on the site (MC 16.52.170).

**E. Other Public Agencies**

1. Pay School Tax fees prior to issuance of a Building Permit.

**INITIAL STUDY****City of Sunnyvale****Department of Community Development***Planning Division***P.O. Box 3707****Sunnyvale, CA 94088-3707**

<b>Project #:</b>	<b>2003-0536 SDP/TM</b>
<b>Project Address:</b>	<b>637 East Arquez Ave., Sunnyvale</b>
<b>Applicant:</b>	<b>Scott Ward</b>

1. Project Title: Application for a Special Development Permit to allow the construction of 54 town homes.
2. Lead Agency Name and Address: City of Sunnyvale, Community Development Department, Planning Division
3. Contact Person and Phone Number: Steve Lynch 408-730-2723
4. Project Location: 637 East Arquez Ave. Sunnyvale, CA
5. Project Sponsor's Name and Address: Scott Ward, Classic Communities, 1068 East Meadow Circle Palo Alto, CA 94303
6. General Plan Designation: ITRRMED, Industrial to Residential Medium Density
7. Zoning: MSITRR3, Industrial and Service, Industrial to Residential Medium Density
8. The project consists of a Special Development Permit and a Tentative Parcel Map application to subdivide an 125,000 sq. ft. lot into 54 lots and a common lot; demolition of an existing industrial building; and associated site improvements such as landscaping upgrades, utilities, and shared driveways & parking. The existing building does not have any historical or architectural significance.
9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings)
 

North:	<u>Industrial and Service</u>
South:	<u>High Density Residential</u>
East:	<u>Industrial and service buildings</u>
West:	<u>Commercial storage facility</u>

**The project site is developed with an industrial and commercial building and is surrounded by industrial/storage buildings that are reflective of the Industrial and Service zone.**
10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement) none

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics             | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Air Quality            | <input type="checkbox"/> Land Use/Planning             | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Biological Resources   | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities/Service Systems          |
| <input type="checkbox"/> Cultural Resources     | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils          | <input type="checkbox"/> Population/Housing            |   |

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☒

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. ☐

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. ☐

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 Signature

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 Date



Steve Lynch, Associate Planner

City of Sunnyvale

Printed Name

For (Lead Agency)

## EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, “Earlier Analysis,” may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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**I. AESTHETICS.** Would the project:

- |   |                          |                          |                          |                          |                 |
|---|--------------------------|--------------------------|--------------------------|--------------------------|-----------------|
| a. Have a substantial adverse effect on a scenic vista?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | 2, 94           |
| b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2, 94, 115      |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings?   | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | <input type="checkbox"/> | 2, 94, 101, 115 |
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | 2, 94           |

**II. AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- |   |                          |                          |                          |          |                      |
|---|--------------------------|--------------------------|--------------------------|----------|----------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 3, 97, 100, 111,     |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 3, 97, 100, 111,     |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 3, 96, 97, 100, 111, |

d. Expose sensitive receptors to substantial pollutant concentrations?

☐☐☐☒

e. Create objectionable odors affecting a substantial number of people?

☐☐☐☒

111, 112

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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### III. BIOLOGICAL RESOURCES. Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

☐☐☐☒2, 94, 111,  
112, 109

b. Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?

☐☐☐☒2, 94, 111,  
112, 109

c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐☐☐☒2, 94, 111,  
112, 109

d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐☐☐☒2, 94, 111,  
112, 109

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐☐☐☒41, 94, 111,  
112

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?

☐☐☐☒2, 41, 94,  
111, 112

### IV. CULTURAL RESOURCES. Would the project:

- |   |                          |                          |                                     |                                     |                              |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|------------------------------|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 10, 42, 60, 61, 94, 111, 115 |
| b. Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 10, 42, 94, 115              |
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 10, 42, 94, 111              |
| d. Disturb any human remains, including those interred outside of formal cemeteries?                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 2, 111, 112                  |

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source

**V. LAND USE AND PLANNING.** Would the project:

- |   |                          |                          |                          |                                     |                   |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------|
| a. Physically divide an established community?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2, 11, 12, 21, 28 |
| b. Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 31, 28, 111       |
| c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2, 41, 94, 111    |

**VI. MINERAL RESOURCES.** Would the project:

- |   |                          |                          |                          |                                     |        |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|--------|
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2, 94, |
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2, 94  |

**VII. NOISE.** Would the project result in:

- |   |                          |                          |                                     |                          |                         |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------|
| a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2, 16, 26, 94, 111, 112 |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------|

- |  |                          |                          |                          |                          |                         |
|--|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------|
| b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | 2, 16, 26, 94, 111, 112 |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?               | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | <input type="checkbox"/> | 2, 16, 26, 94, 111, 112 |
| d. A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | <input type="checkbox"/> | 2, 16, 26, 94, 111, 112 |

**VIII. POPULATION AND HOUSING.** Would the project:

- |   |                          |                          |                          |                          |                  |
|---|--------------------------|--------------------------|--------------------------|--------------------------|------------------|
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | <input type="checkbox"/> | 2, 11, 111, 112  |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | 2, 11, 111, 112, |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | 2, 11, 111, 112  |

**IX. PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- |                             |                          |                          |                          |                          |   |
|-----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| a) Parks?                   | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | <input type="checkbox"/> | 2, 18, 111, 112                           |
| b) Fire protection?         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | <u>UFC/U</u><br><u>BC/SV</u><br><u>MC</u> |
| c) Schools?                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | 2, 111, 112                               |
| d) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | 1, 2, 111, 112                            |
| e) Police protection?       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | 26, 65, 66, 103, 104                      |

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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**X. MANDATORY FINDINGS OF SIGNIFICANCE.**

- |   |                          |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | 2, 10, 26, 42, 59, 60, 61, 111, 112 |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?  | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | <input type="checkbox"/> | 1, 2, 111, 112                      |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | 111, 112                            |

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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**XI. GEOLOGY AND SOILS.** Would the project:

- |   |                          |                          |                          |                          |  |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:   |                          |                          |                          |                          |  |
| (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | <u>UBC</u> ,<br><u>UPC</u> ,<br><u>UMC</u> ,<br><u>NEC</u> |
| (ii) Strong seismic ground shaking?   | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | <input type="checkbox"/> | "  |
| (iii) Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | <input type="checkbox"/> | "  |

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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**X. MANDATORY FINDINGS OF SIGNIFICANCE.**

- |   |                          |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | 2, 10, 26, 42, 59, 60, 61, 111, 112 |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?  | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | <input type="checkbox"/> | 1, 2, 111, 112                      |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | 111, 112                            |

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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- |  |                          |                          |                          |                          |   |
|--|--------------------------|--------------------------|--------------------------|--------------------------|---|
| (iv) Landslides?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | " |
| b) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | " |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | <input type="checkbox"/> | " |
| d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | " |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | " |

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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**XII. UTILITIES AND SERVICE SYSTEMS.** Would the project:

- |   |                          |                          |                          |          |   |
|---|--------------------------|--------------------------|--------------------------|----------|---|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 20, 24, 87, 88, 89, 90, 111, 112     |
| b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 20, 24, 25, 87, 88, 89, 111, 112     |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 20, 24, 25, 87, 88, 89, 111, 112     |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 20, 24, 25, 87, 88, 89, 111, 112     |
| e) Result in a determination by the wastewater treatment provider that services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 20, 24, 25, 87, 88, 89, 90, 111, 112 |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 22, 90, 111, 112                     |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 22, 90, 111, 112                     |



Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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**XIII. TRANSPORTATION/TRAFFIC.** Would the project:

a) Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	<input type="checkbox"/>	2, 12, 71, 75, 76, 77, 111, 112
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	<input type="checkbox"/>	2, 71, 75, 76, 77, 80, 84, 111, 112,
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	2, 111, 112, 113
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	2, 12, 71, 75, 76, 77, 80, 84, 111, 112,
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	2, 111, 112
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	2, 37, 111, 112
g) Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	2, 12, 81, 111, 112

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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**XIV. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

- |  |                          |                          |                          |                          |                                  |
|--|--------------------------|--------------------------|--------------------------|--------------------------|----------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?   | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | <input type="checkbox"/> | Discus-sion at end of check-list |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | <u>UFC/UB C/SVMC</u>             |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an exiting or proposed school?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | <u>UFC/UB C/SVMC</u>             |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | <u>UFC/UB C/SVMC</u>             |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | <u>UFC/UB C/SVMC</u>             |
| f) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | <u>UFC/UB C/SVMC</u>             |
| g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | <u>UFC/UB C/SVMC</u>             |

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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**XV. RECREATION.** Would the project:

- |   |                          |                          |          |                          |                 |
|---|--------------------------|--------------------------|----------|--------------------------|-----------------|
| a) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | <input type="checkbox"/> | 2, 18, 111, 112 |
| b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                      | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | <input type="checkbox"/> | 2, 18, 111, 112 |

**XVI. AGRICULTURE RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- |  |                          |                          |                          |          |    |
|--|--------------------------|--------------------------|--------------------------|----------|----|
| a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 94 |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 94 |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 94 |

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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**XVII. HYDROLOGY AND WATER QUALITY.** Would the project:

- |   |                          |                          |                          |          |                         |
|---|--------------------------|--------------------------|--------------------------|----------|-------------------------|
| a) Violate any water quality standards or waste discharge requirements?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 24, 25, 111, 112     |
| b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 24, 25, 111, 112     |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 24, 25, 111, 112     |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 24, 25, 111, 112     |
| e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 24, 25, 111, 112     |
| f) Otherwise substantially degrade water quality?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 12, 19, 24, 111, 112 |
| g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 19, 24, 111, 112     |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 19, 24, 25, 111, 112 |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 19, 24, 25, 111, 112 |
| j) Inundation by seiche, tsunami, or mudflow?   |                          |                          |                          |          |                         |

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***DISCUSSION OF IMPACTS THAT ARE LESS THAN SIGNIFICANT***

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**I AESTHETICS (c)** The City's implementation of the Citywide Design Guidelines and staff's review of final development plans, which will be submitted for final Building Permit review, will ensure that the final design of the project is consistent with the plans reviewed by the Planning Commission. The project will not degrade the visual character or quality of the site and its surroundings. As a result, this impact will be less than significant.

**IV CULTURAL RESOURCES (a)** See Note for I(b).

**IV CULTURAL RESOURCES (b)** Staff has no evidence of archaeological resources being located on-site or being found in the immediate vicinity. However, the project scope does include excavation of the site for the construction of basements for the proposed dwelling units and there may be the potential that the project may uncover yet undiscovered archaeological resources. As a standard Condition of Approval for project involving major excavation, staff has included specific project requirements related to the potential discovery of any archeological resources and what procedures need to be followed. Based on this analysis and the standard Conditions of Approval noted, staff has determined that the project would have a less than significant impact.

**VII NOISE (a)** The project may introduce short-term and temporary additional sources of noise to the project area during construction. Through the City's implementation of the Citywide Design Guidelines and Municipal Code noise regulations, this impact will be lessened to a less than significant level during construction.

**VII NOISE (c)** The project will introduce additional sources of noise to the project area both during construction and as an operational aspect of the five additional housing units. The new use of the property is anticipated to be more intensive than the existing single family house. Through the City's implementation of the Citywide Design Guidelines and Municipal Code noise regulations, this impact will be lessened to a less than significant level both during construction and post-construction operation.

**VII NOISE (d)** The project may introduce short-term and temporary additional sources of noise to the project area during construction. Through the City's implementation of the Citywide Design Guidelines and Municipal Code noise regulations, this impact will be lessened to a less than significant level during construction.

**VII POPULATION AND HOUSING (a)** The project will add 54 new residential units to the project site. The project's impact will be a slight incremental beneficial impact to the City's Jobs/Housing balance. As a result, this positive aspect of the project is a less than significant impact.

**IX PUBLIC SERVICES (a)** The project will generate a very slight increase in the use of existing park facilities, but this impact is less than significant because the project will comply with the City's Park Dedication Fee requirement, which includes a fee of \$6,738.19 per unit. The project will generate \$363,862.26 for the Citywide acquisition and improvement of park facilities to offset this potential increased use.

**X MANDATORY FINDINGS OF SIGNIFICANCE (b)** The project will provide additional housing units for the City's housing stock, including 7 Below Market Rate Units, and has cumulative incremental effects, but these effects are not significant based on applicable environmental thresholds, existing facility and system capacities, and/or adopted service levels.

**XI. GEOLOGY AND SOILS (a)(ii)** The project site is not located in an area with any active faults, but may experience strong seismic ground shaking in the event of an earthquake. Through the City's implementation of the Uniform Building Code requirements for areas with potential for seismic activity this aspect of the project will be reduced to a less than significant level.

**XI GEOLOGY AND SOILS (a)(iii)** See Note for XI(ii).

**XI GEOLOGY AND SOILS (c)** See Note for XI(ii).

**XII TRANSPORTATION AND TRAFFIC (a)** The Traffic Division of the Public Works Department has determined that the project does not warrant the preparation of a Traffic Study and that the proposed project will not have a significant impact on transportation or traffic because the project will only generate five additional peak hour trips.

**XII TRANSPORTATION AND TRAFFIC (b)** The Traffic Division of the Public Works Department has determined that the project does not warrant the preparation of a Traffic Study and that the proposed project will not have a significant impact on transportation or traffic because the project density is below the adopted maximum density for the project site that is noted in the General Plan.

**XV RECREATION (a)** The project will generate a very slight increase in the use of existing park facilities, but this impact is less than significant because the project will comply with the City's Park Dedication Fee requirement, which includes a fee of \$6,738.19 per each additional unit. The project will generate \$363,862.26 for the Citywide acquisition and improvement of park facilities to offset this potential increased use.

**XV RECREATION (b)** See Note for XV(a).

## ENVIRONMENTAL CHECKLIST REFERENCE LIST

**Note:** All references are the most recent version as of the date the initial Study was prepared:

1. **City of Sunnyvale General Plan:**
2. Map
3. Air Quality Sub-Element
4. Community Design Sub-Element
5. Community Participation Sub-Element
6. Cultural Arts Sub-Element
7. Executive Summary
8. Fire Services Sub-Element
9. Fiscal Sub-Element
10. Heritage Preservation Sub-Element
11. Housing & Community Revitalization Sub-Element
12. Land Use & Transportation Sub-Element
13. Law Enforcement Sub-Element
14. Legislative Management Sub-Element
15. Library Sub-Element
16. Noise Sub-Element
17. Open Space Sub-Element.
18. Recreation Sub-Element
19. Safety & Seismic Safety Sub-Element
20. Sanitary Sewer System Sub-Element
21. Socio-Economic Sub-Element
22. Solid Waste Management Sub-Element
23. Support Services Sub-Element
24. Surface Run-off Sub-Element
25. Water Resources Sub-Element
26. **City of Sunnyvale Municipal Code:**
27. Chapter 10
28. Zoning Map
29. Chapter 19.42. Operating Standards
30. Chapter 19.28. Downtown Specific Plan District
31. Chapter 19.18. Residential Zoning Districts
32. Chapter 19.20. Commercial Zoning Districts
33. Chapter 19.22. Industrial Zoning Districts
34. Chapter 19.24. Office Zoning Districts
35. Chapter 19.26. Combining Zoning Districts
36. Chapter 19.28. Downtown Specific Plan
37. Chapter 19.46. Off-Street Parking & Loading
38. Chapter 19.56. Solar Access
39. Chapter 19.66. Affordable Housing
40. Chapter 19.72. Conversion of Mobile Home Parks to Other Uses
41. Chapter 19.94. Tree Preservation
42. Chapter 19.96. Heritage Preservation
- Specific Plans**
43. El Camino Real Precise Plan
44. Lockheed Site Master Use Permit
45. Moffett Field Comprehensive Use Plan
46. 101 & Lawrence Site Specific Plan
47. Southern Pacific Corridor Plan
- Environmental Impact Reports**
48. Futures Study Environmental Impact Report
49. Lockheed Site Master Use Permit Environmental Impact Report
50. Tasman Corridor LRT Environmental Impact Study (supplemental)
51. Kaiser Permanente Medical Center

## ENVIRONMENTAL CHECKLIST REFERENCE LIST

**Note:** All references are the most recent version as of the date the initial Study was prepared:

Replacement Center Environmental Impact Report (City of Santa Clara)

52. Downtown Development Program Environmental Impact Report

53. Caribbean-Moffett Park Environmental Impact Report

54. Southern Pacific Corridor Plan Environmental Impact Report

### Maps

55. City of Sunnyvale Aerial Maps

56. Flood Insurance Rate Maps (FEMA)

57. Santa Clara County Assessors Parcel

58. Utility Maps (50 scale)

### Lists/Inventories

59. Sunnyvale Cultural Resources Inventory List

60. Heritage Landmark Designation List

61. Santa Clara County Heritage Resource Inventory

62. Hazardous Waste & Substances Sites List (State of California)

63. List of Known Contaminants in Sunnyvale

### Legislation/Acts/Bills/Codes

64. Subdivision Map Act

65. Uniform Fire Code, including amendments per SMC adoption

66. National Fire Code (National Fire Protection Association)

67. Title 19 California Administrative Code

68. California Assembly Bill 2185/2187 (Waters Bill)

69. California Assembly Bill 3777 (La Follette Bill)

70. Superfund Amendments & Reauthorization Act (SARA) Title III

### Transportation

71. California Department of Transportation Highway Design Manual

72. California Department of Transportation Traffic Manual

73. California Department of Transportation Standard Plan

74. California Department of Transportation Standard Specification

75. Institute of Transportation Engineers - Trip Generation

76. Institute of Transportation Engineers Transportation and Traffic Engineering Handbook

77. U.S. Dept. of Transportation Federal Highway Admin. Manual on Uniform Traffic Control Devices for Street and Highways

78. California Vehicle Code

79. Traffic Engineering Theory & Practice by L. J. Pagnataro

80. Santa Clara County Congestion Management Program and Technical Guidelines

81. Santa Clara County Transportation Agency Short Range Transit Plan

82. Santa Clara County Transportation Plan

83. Traffic Volume Studies, City of Sunnyvale Public works Department of Traffic Engineering Division

84. Santa Clara County Sub-Regional Deficiency Plan



## ENVIRONMENTAL CHECKLIST REFERENCE LIST

**Note:** All references are the most recent version as of the date the initial Study was prepared:

85. Bicycle Plan (Including the California Building Code, Volume 2)

### **Public Works**

86. Standard Specifications and Details of the Department of Public Works
87. Storm Drain Master Plan
88. Sanitary Sewer Master Plan
89. Water Master Plan
90. Solid Waste Management Plan of Santa Clara County
91. Geotechnical Investigation Reports
92. Engineering Division Project Files
93. Subdivision and Parcel Map Files
105. Uniform Plumbing Code, (Including the California Plumbing Code)
106. Uniform Mechanical Code, (Including the California Mechanical Code)
107. National Electrical Code (Including California Electrical Code)
108. Title 16 of the Sunnyvale Municipal Code

### **Additional References**

109. USFWS/CA Dept. F&G Special Status Lists
110. Project Traffic Impact Analysis
111. Project Description
112. Project Development Plans
113. Santa Clara County Airport Land Use Plan
114. Federal Aviation Administration
115. Historical & Architectural Evaluation prepared by Dill Design Group Nov. 2, 2002
- ### **Miscellaneous**
94. Field Inspection
95. Environmental Information Form
96. Annual Summary of Containment Excesses (BAAQMD)
97. Current Air Quality Data
98. Chemical Emergency Preparedness Program (EPA) Interim Document in 1985?)
99. Association of Bay Area Governments (ABAG) Population Projections
100. Bay Area Clean Air Plan
101. City-wide Design Guidelines
102. Industrial Design Guidelines

### **Building Safety**

103. Uniform Building Code, Volume 1, (Including the California Building Code, Volume 1)
104. Uniform Building Code, Volume 2,

**INITIAL STUDY ADDENDUM**

**City of Sunnyvale**

**Department of Community Development**

***Planning Division***

**P.O. Box 3707**

**Sunnyvale, CA 94088-3707**

**Project #: 2003-0536 SDP/TM**

**Project Address: 637 East Arquez Ave., Sunnyvale**

**Applicant: Scott Ward**

1. Project Title: Application for a Special Development Permit to allow the construction of 54 town homes.
2. Lead Agency Name and Address: City of Sunnyvale, Community Development Department, Planning Division
3. Contact Person and Phone Number: Steve Lynch 408-730-2723
4. Project Location: 637 East Arquez Ave. Sunnyvale, CA
5. Project Sponsor's Name and Address: Scott Ward, Classic Communities, 1068 East Meadow Circle Palo Alto, CA 94303
6. General Plan Designation: ITRRMED, Industrial to Residential Medium Density
7. Zoning: MSITRR3, Industrial and Service, Industrial to Residential Medium Density
8. The project consists of a Special Development Permit and a Tentative Parcel Map application to subdivide an 125,000 sq. ft. lot into 54 lots and a common lot; demolition of an existing industrial building; and associated site improvements such as landscaping upgrades, utilities, and shared driveways & parking. The existing building does not have any historical or architectural significance.
9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings)  
North: Industrial and Service  
South: High Density Residential  
East: Industrial and service buildings  
West: Commercial storage facility  
**The project site is developed with an industrial and commercial building and is surrounded by industrial/storage buildings that are reflective of the Industrial and Service zone.**
10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement) none

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics             | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Air Quality            | <input type="checkbox"/> Land Use/Planning             | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Biological Resources   | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities/Service Systems          |
| <input type="checkbox"/> Cultural Resources     | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils          | <input type="checkbox"/> Population/Housing            |   |

### DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☒

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. ☐

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. ☐

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Signature

Steve Lynch, Associate Planner

Printed Name

Date

City of Sunnyvale

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For (Lead Agency)

## Issues and Supporting Information

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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### VII. NOISE. Would the project result in:

c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	<input type="checkbox"/>	2, 16, 26, 94, 111, 112
d. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	2, 16, 26, 94, 111, 112
e. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	<input type="checkbox"/>	2, 16, 26, 94, 111, 112
f. A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	<input type="checkbox"/>	2, 16, 26, 94, 111, 112

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## ***DISCUSSION OF IMPACTS THAT ARE LESS THAN SIGNIFICANT***

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**VII NOISE (a)** The City currently has two documents on record relating to noise at this site. The first is the Program Environmental Impact Report that was completed for the ITR Future Sites in 1993. This document analyzed the potential noise impacts of future residential uses in the existing industrial zones and concludes that there would not be a mixed-use noise impact for this future site (Site 6a). The Program EIR also concluded that additional site specific environmental review may be necessary at the time development applications are submitted.

The second document on record is the City's Noise Sub-element, which provides the current and future noise environment in Sunnyvale. The Sub-element shows the noise conditions at specific sites and provides acceptable decibel (dB) levels.

During the course of the City staff's review of the application, it came to staff's attention that there might be a noise-related environmental impact at the site. This potential impact, resulting from the surrounding industrial businesses and East Arques, was not previously identified as significant by the two documents currently on record. Staff therefore requested the applicant submit a noise study for this project and has added this information as an Addendum to the original Negative Declaration.

The applicant submitted a noise study prepared by Charles M. Salter Associates, Inc., (study is on file in the Community Development Department) analyzing the existing exterior noise levels at the site. The study measured the noise levels at the property lines along the East Arques side as well as along the northern property line adjacent to the industrial businesses. The measurement occurred over a 24-hour period and the results are presented as an average for the day. According to the noise study, noise levels along East Arques reached 66dB

over the 24-hour period. To account for a future traffic increase, 1 dB was added for a total noise level of 67dB. The noise level along the northern property line measured 56dB averaged over the 24-hour period. During this time, the noise level reached 70dB for a short period or single instance seven times during the 24-hour period. The average day noise level was 54dB and the average night noise level was 48dB.

When determining if noise generated from adjacent streets are at acceptable levels for a project, the Noise Sub-element of the General Plan is typically applied to projects. The sub-element requires that interior noise levels cannot exceed a maximum 24-hour day/night average sound level of 45dB. In this case, the noise level generated from East Arques reached 67dB, therefore, the traffic noise needs to be attenuated through standard construction techniques, so that the interior noise level is 45dB or less. This will be accomplished through standard conditions of approval for the project.

When determining if noise generated from adjacent land uses are at acceptable levels for a project, the Noise Sub-element of the General Plan is also typically applied. The Noise Sub-element provides the maximum exterior noise levels allowed for each different type of land use. In determining acceptable noise levels for projects where the land uses are mixed, such as this project, the Sunnyvale Municipal Code, Title 19 is normally applied. Title 19 provides operational noise levels for commercial and industrial uses adjacent to residential zones.

SMC §19.42.030 states :

- (b) Operational noise shall not exceed 75 dB at any point on the property line of the premises upon which the noise or sound is generated or produced; provided, however, that the noise or sound level shall not exceed 50 dB during nighttime or 60 dB during daytime hours at any point on adjacent residentially zoned property.

Since the average day noise level was 54dB and the average night noise level was 48dB, the surrounding industrial uses area in compliance with the City's noise standards. No additional noise mitigation will be required for the buildings abutting the east, west and northern property lines.

**VII NOISE (c)** The project will introduce additional sources of noise to the project area both during construction and as an operational aspect of the five additional housing units. The new use of the property is anticipated to be more intensive than the existing single family house. Through the City's implementation of the Citywide Design Guidelines and Municipal Code noise regulations, this impact will be lessened to a less than significant level both during construction and post-construction operation.

**VII NOISE (d)** The project may introduce short-term and temporary additional sources of noise to the project area during construction. Through the City's implementation of the Citywide Design Guidelines and Municipal Code noise regulations, this impact will be lessened to a less than significant level during construction.

**Completed By: Steve Lynch, Associate Planner**

**Date: November 21, 2003**